

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	FRENI SALVATORE J--ETAL			
Owner 2:	FRENI LUISA			
Owner 3:				
Street 1:	5 KELLY FARM WAY			
Street 2:				
Twn/City:	BURLINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01803		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .218 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3226 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 Half Bath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.21843	Total SF/SM:	9515	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	634,906	Spl Credit	Total:	634,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

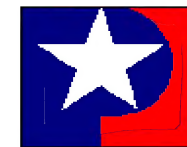
Total Card /

Total Parcel

1,316,000

1,316,000

1,316,000



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	80735
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
8	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2018	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
11/5/1999	Measured	263	PATRIOT
7/13/1992		KT	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	9515.000	675,100	6,000	634,900	1,316,000		80735
							GIS Ref
							GIS Ref
Total Card	0.218	675,100	6,000	634,900	1,316,000	Entered Lot Size	GIS Ref
Total Parcel	0.218	675,100	6,000	634,900	1,316,000	Total Land:	Insp Date
Source: Market Adj Cost	Total Value per SQ unit /Card:		407.94	/Parcel:	407.94	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	675,100	6000	9,515.	634,900	1,316,000		Year end	12/23/2021
2021	104	FV	643,600	6000	9,515.	634,900	1,284,500		Year End Roll	12/10/2020
2020	104	FV	643,800	6000	9,515.	634,900	1,284,700	1,284,700	Year End Roll	12/18/2019
2019	104	FV	467,500	6000	9,515.	670,200	1,143,700	1,143,700	Year End Roll	1/3/2019
2018	104	FV	466,600	4900	9,515.	493,800	965,300	965,300	Year End Roll	12/20/2017
2017	104	FV	436,700	4900	9,515.	472,700	914,300	914,300	Year End Roll	1/3/2017
2016	104	FV	436,700	4900	9,515.	437,400	879,000	879,000	Year End	1/4/2016
2015	104	FV	387,500	4900	9,515.	366,800	759,200	759,200	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	YELLOW	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1925	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1925	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	17X21	A	AV	2010	3.30	T	7.2	104			1,100			1,100

More: N Total Yard Items: 6,000 Total Special Features: Total: 6,000

BATH FEATURES

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	GV	- Good-VG	10.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			10.8	%

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.00714278
Const Adj.:	0.98000199
Adj \$ / SQ:	177.660
Other Features:	112631
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	756886
Depreciation:	81744
Depreciated Total:	675142

COMMENTS

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 14			BRs: 5			Baths: 2			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

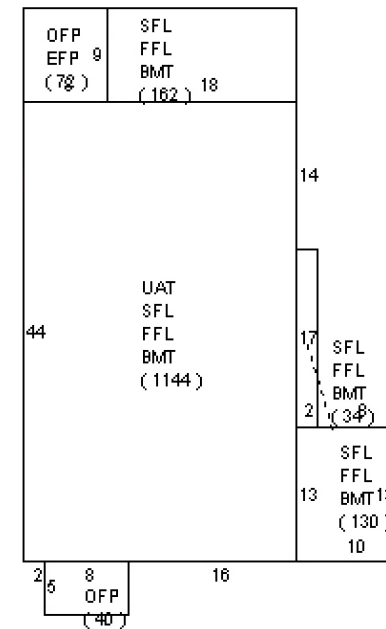
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	7	2	
Totals			
2	14	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Dep:	177.66	
Special Features:	0	Val/Su Net:	138.34	
Final Total:	675100	Val/Su SzAd	229.63	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	1,470	53.300	78,348	
FFL	First Floor	1,470	177.660	261,161	
SFL	Second Floor	1,470	177.660	261,161	
UAT	Upper Attic	286	124.360	35,568	
OFP	Open Porch	112	30.610	3,428	
EFP	Enclos Porch	72	63.740	4,589	
Net Sketched Area:		4,880	Total:	644,255	
Size Ad	2940	Gross Area	5738	FinArea	3226

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc.

